

**Town of Webster / Zoning Board of Appeals
Minutes of the Meeting
November 5, 2015**

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Attending: Board members – Mathew Fitton, Donald Malo, Daniel Cournoyer, and Associate Member Jason Piader,
Meagen P. Donoghue, MRP – Planner/Clerk
Ted Tetreault – Building Commissioner

Absent: Board members– Edward Doering & Michael Fafard

Meeting Called to order at 6:11 p.m. Location: Town Hall Basement Conference Room

6:12 p.m. Continued Public Hearing – Special Permit – 340 Thompson Road

Seeking a Special Permit for a proposed solar development as a use substantially similar and not more detrimental as required by Webster Zoning Bylaw 650-12.C and M.G.L. Chapter 40A, Section 6.

Mr. Fitton continued the Public Hearing at 6:12 p.m. from October 13, 2015. The representative for the project stated she went over the scope of the project at the previous meeting, but updated the ZBA and audience with new additions to the plan. The additions include adding slats to the chain-linked fence around the project on the east and west sides and planting of 150 arbor vitae in the same areas. She also noted that there will be a remaining 85 feet of undisturbed trees along the perimeter and abutters' property lines. She noted that this is significantly more than the 15 foot setback requirement. Mr. Fitton asked Ms. Donoghue to read the Planning Board's recommendation letter for the project and also asked her to address a communication received with an issue of a complaint. Ms. Donoghue read the recommendation letter and explained that the correspondence was a webpage that highlighted a solar field as a carbon polluter. However, the article focused on a solar project that used mirrors and water pools to create forced steam—a system that was not related to the Webster Solar, LLC/Nexamp project.

Mr. Fitton opened the hearing up for discussion: Mr. Malo asked what zone the proposed project was located in and Ms. Donoghue and the applicant's representative indicated it is Agricultural Single Family. Other questions included:

- How does the Payment In Lieu of Taxes (PILOT) will work?
 - Chris Clark (the applicant) explained that Webster Solar, LLC/Nexamp will be paying quarterly, but the details are still being discussed with the Town. He also noted that the PILOT was passed at the October 15, 2015 Town Meeting.
- How does the Hubbard Health Systems lease work?
 - Mr. Dupont, Chair of the Hubbard Health Systems Non-profit explained that there is a land lease with Harrington Hospital as well as with Nexamp. The attorney for Hubbard Health Systems also noted that there is a Lease Hold Mortgage with Harrington Hospital as a security interest of the bank to pay for the emergency room.

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Mr. Malo made a motion to close the hearing. Mr. Cournoyer second; vote all in favor.

Mr. Piader stated that there would be no adverse impacts and the project is very respectful of the neighbors and Town policy.

Mr. Malo made a motion to grant the Special Permit due to no adverse effects on health, safety, or welfare of the public from the project. Mr. Cournoyer second; vote all in favor.

Acceptance of the Meeting Minutes

Mr. Coynoyer made a motion to accept the Meeting Minutes from October 13, 2015. Mr. Malo Second; vote all in favor.

Discussion

Ms. Donoghue spoke of an email received by Scott Charpentier, PE, Town Engineer which stated that he had reached out to Town Council to provide ZBA procedural training. Ms. Donoghue noted that since January is often a quiet time for ZBA, that that may be the best time. Members of the Board indicated that they were available throughout January. Mr. Fitton asked if the ZBA can have more than one training a year. Ms. Donoghue stated she would look into it.

Ms. Donoghue also talked about changing the ZBA applications for both Variances and Special Permits. Mr. Fitton requested that Mr. Tetreault and Ms. Donoghue work on the project together.

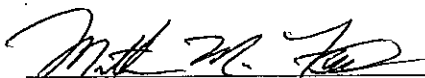
Meeting adjourned 6:54 p.m.

Next Meeting Date: TBD

Respectfully Submitted,
Meagen P. Donoghue, MRP
Planner/Clerk

All correspondence, reports, plans
and applications can be viewed at
the Town of Webster Engineering
Office, 350 Main St, Webster MA

Minutes Approved:


Chairman

Date: 5/3/2016

RECEIVED

MAY 04 2016

TOWN CLERK'S OFFICE